



## ***City of El Paso – City Plan Commission Staff Report*** **(REVISED)**

**Case No:** PZRZ15-00002  
**Application Type:** Rezoning and Detailed Site Development Plan  
**CPC Hearing Date:** June 4, 2015  
**Staff Planner:** Andrew Salloum, 915-212-1613, salloumam@elpasotexas.gov

**Location:** 8685 North Loop Drive  
**Legal Description:** Tract 10C, Block 6, Ysleta Grant, City of El Paso, El Paso County, Texas  
**Acreage:** 1.87 acres  
**Rep District:** 7  
**Existing Zoning:** R-4 (Residential)  
**Existing Use:** Vacant  
**C/SC/SP/ZBA/LNC:** N/A  
**Request:** From R-4 (Residential) to S-D (Special Development)  
**Proposed Use:** Apartments

**Property Owner:** Enrique Mata, Jr.  
**Representative:** Vista Del Sol Architectural

### **SURROUNDING ZONING AND LAND USE**

**North:** R-F (Ranch and Farm) / Church  
**South:** R-3 (Residential) / Single-family dwellings; R-5 (Residential) / Single-family dwellings  
**East:** R-3 (Residential) / Single-family dwellings  
**West:** R-F (Ranch and Farm) / Single-family dwelling

**PLAN EL PASO DESIGNATION:** G-3, Post-War (Mission Valley Planning Area)  
**NEAREST PARK:** Pecan Grove #1 Park (5,195 feet)  
**NEAREST SCHOOL:** Mission Valley Elementary (254 feet)

### **NEIGHBORHOOD ASSOCIATIONS**

Mission Valley Civic Association

### **NEIGHBORHOOD INPUT**

Notice of a Public Hearing was mailed to all property owners within 300 feet of the subject property on May 14, 2015. The Planning Division received two phone calls from the residents in the immediate area in opposition to the requests citing, too many apartments in the neighborhood area, increase traffic, concerns with low income apartment as related to crime, and safety of children in danger.

### **APPLICATION DESCRIPTION**

The applicant is requesting to rezone the subject property from R-4 (Residential) to S-D (Special Development) to allow for apartments. The applicant also submitted a detailed site development plan for review as required by S-D (Special Development) zone district. The subject property is 1.87 acres in size and the detailed site development plan shows a new 37 unit, single and two-story apartment complex, 26 feet in height. The applicant is also requesting for reduced front setback from the required 20 feet to 11 feet as permitted in the S-D (Special Development) district with the approval of a detailed site development plan by City Council. The development requires 74 parking spaces and the applicant is providing 76 parking spaces, to include ADA and four bicycle spaces. The development complies with the minimum landscape area requirements of Title 18.46. Access to the subject property is provided from North Loop Drive.

## **PLANNING DIVISION RECOMMENDATION**

The Planning Division recommends **approval** of rezoning the subject property from R-4 (Residential) to S-D (Special Development) and approval of the detailed site development plan.

The recommendation is based on compatibility with the surrounding properties zoned residential directly adjacent to the subject property, and in compliance with the Plan El Paso land use designation G-3, Post-War in the Mission Valley Planning Area.

## **Plan El Paso- Future Land Use Map Designation**

All applications for rezoning shall demonstrate compliance with the following criteria:

G-3 – Post War: This sector applies to transitional neighborhoods typically developed from the 1950s through the 1980s. Streets were laid out with curvilinear patterns without alleys and shopping centers are located at major intersections behind large parking lots. This sector is generally stable but would benefit from strategic suburban retrofits to supplement the limited housing stock and add missing civic and commercial uses.

The purpose of the S-D (Special Development) district is to provide an opportunity for mixed-use projects, integrated in design, in certain older residential areas where there is a desire to permit a variety of nonresidential uses while maintaining the established residential appearance and landscaping of the area. The regulations of this district are designed to ensure compatibility with existing uses in the district; to permit the production, exhibit or sale of goods and the providing of services to the public in such older residential areas; to protect the traffic capacity of streets serving such older residential areas; to encourage flexibility by prescribing general performance standards for such older residential areas; and to protect the environment of adjacent areas. For the purpose of this district, older areas of the city shall be deemed those areas where development has existed for at least twenty-five years.

## **COMMENTS:**

### **Planning Division - Transportation**

No objections to rezoning and detailed site development plan.

Note:

All existing and/or proposed paths of travel (accessible sidewalks, wheelchair access curb ramps and driveways) located within public rights-of-way shall follow the City of El Paso Design Standards for Construction and be ADA/TAS compliant.

### **Planning and Inspections Department – Building and Development Permitting**

No comments received.

### **Planning and Inspections Department - Land Development**

No objections.

### **Fire Department**

No adverse comments.

### **Police Department**

No adverse comments.

### **Sun Metro**

Sun Metro does not oppose this request. Routes 63, 66 and 67 travels along North Loop and have an existing bus stop approximately 200 ft. southeast of the site.

## **El Paso Water Utilities**

EPWU does not object to this request.

### **EPWU-PSB Comments**

#### **Water:**

There is an existing 8-inch diameter water main that extends along a North Loop Dr. located approximately 13 feet south of the property's southern property line. This main extends east approximately 40 feet from the property's southwest corner and then it turns south to connect to an existing 12-inch water main located along North Loop Dr. southern right-of-way line. The portion of the water main fronting the subject property is available for service.

Previous water pressure readings from fire hydrant number 1822 located at the northeast intersection of North Loop Dr. and Muralla Way, have yielded a static pressure of 106 pounds per square inch (psi), residual pressure of 94 psi and a discharge of 1443 gallons per minute (gpm). The owner should, for his own protection and at his own expense, install at the discharge side of each water meter a pressure regulator, strainer and relief valve, to be set for pressure as desired by the customer. The Lot owner shall be responsible for the operation and maintenance of the above-described water pressure regulating device.

#### **Sanitary Sewer:**

There is an existing 8-inch diameter sanitary sewer main that extends along North Loop Dr. located approximately 22 feet south of the property's southern property line. This main extends east for approximately 25 feet from the property's southwest corner and then it turns south to connect to an existing 12-inch sanitary sewer main located along North Loop Dr. southern right-of-way line. The portion of the sewer main fronting the subject property is available for service.

EPWU records indicate a 4-inch sewer service serving the subject property.

#### **General**

North Loop Dr. is a Texas Department of Transportation (TXDOT) right-of-way. All proposed utility work to be performed within the North Loop Dr. right-of-way requires written permission from TXDOT.

EPWU requires a new service application to provide additional services. A site plan, utility plan, grading and drainage plans, landscaping plan, the legal description of the property and a certificate-of-compliance are required at the time of application. Service will be provided in accordance with the current EPWU – PSB Rules and Regulations. The applicant is responsible for the costs of any necessary on-site and off-site extensions, relocations or adjustments of water and sanitary sewer lines and appurtenances.

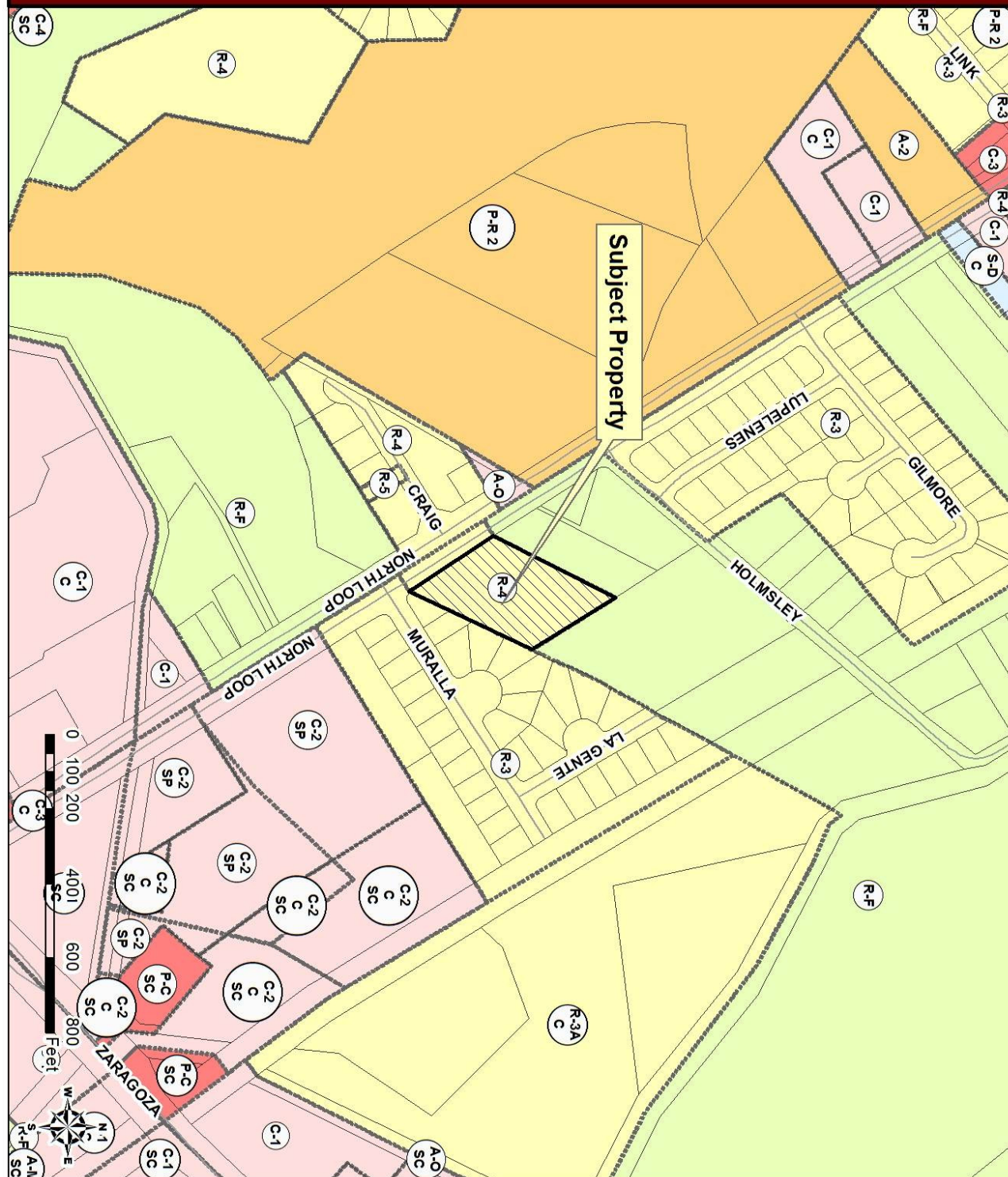
## **El Paso Water Utilities - Stormwater Division**

1. Provide protection to the subdivision from all offsite stormwater runoff that may have an adverse impact on any improvements.
2. Provide an acceptable stormwater management plan in accordance with Section 19.19.030 of the current subdivision ordinance.
3. EPWU requires retention of all developed stormwater runoff within the subdivision On the Drainage Plan, provide the existing/proposed capacity of the pond: any existing/proposed ponding area shall have enough capacity to hold the developed runoff for a designed 100-yr storm event.
4. All downstream storm water management facilities should be in place prior to development of the subject subdivision.

### **Attachments:**

1. Zoning Map
2. Aerial Map
3. Detailed Site Development Plan
4. Elevations

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ATTACHMENT 2: AERIAL MAP

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8685 NORT LOOP  
TRACT 10-C, BLOCK 6

**SITE PLAN**

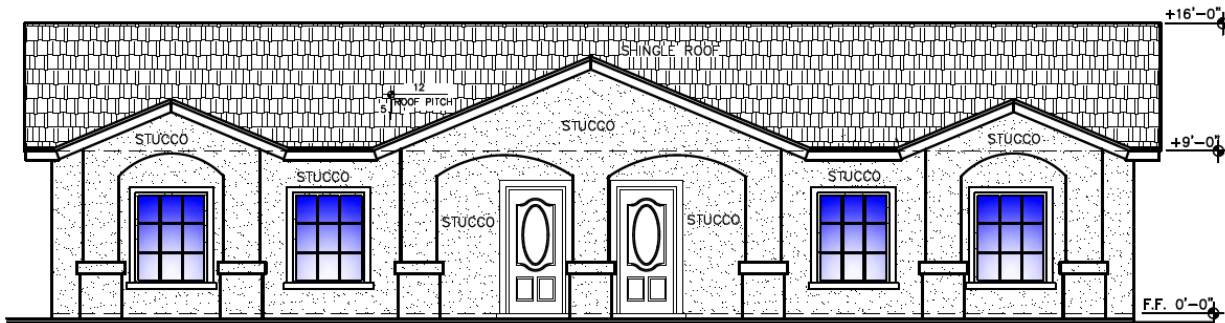
SCALE: 1/32"=1'-0"

# ATTACHMENT 4: ELEVATIONS



## FRONT ELEVATION

SCALE: 1/4"=1'-0"



## FRONT ELEVATION

SCALE: 1/4"=1'-0"